This Instrument prepared by:
Stokes & Bartholomew, P.A.
424 Church Street Suite 2800
Nashville, Tennessee 37219

BOOK 9738 PG 184

95 JUL 24 PM 12:06

00081541

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Judith A. Wilson, Trustee Judith A. Wilson Living Trust c/o Thomas P. Wilson United Equipment, Inc. 3205 Lamar Avenue Memphis, Tennessee 38114	Same	17 - 42

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, INTERCHANGE CITY ASSOCIATES, LTD., L.P., a Tennessee limited partnership, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto JUDITH A. WILSON, TRUSTEE FOR THE JUDITH A. WILSON LIVING TRUST, with full power to sell, assign, transfer, convey or exchange without the joinder of any beneficiary (the "Grantee"), her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of arising through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 20th day of July, 1995.

INTERCHANGE CITY ASSOCIATES, LTD., L.P.

BY: AFPC EQUITY INVESTORS, LTD.,
GENERAL PARTNER

BY: W. Gerald Ezell
W. GERALD EZELL, GENERAL PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, W. GERALD EZELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a GENERAL PARTNER of AFPC EQUITY INVESTORS, LTD., a Tennessee limited partnership, the general partner of Grantor and is authorized by AFPC EQUITY INVESTORS, LTD., as general partner of Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 20th day of July, 1995.

Melinda A. Story
Notary Public

My Commission Expires: July 25, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $168,475.00.

Affiant

Subscribed and sworn to before me this 24th day of July, 1995.

Barbara S. Williams
Notary Public

My Commission Expires: BARBARA S. WILLIAMS
Notary Public, Davidson Co. TN
My Comm. Expires May 30, 1999

EXHIBIT A

A parcel of land in the Second Civil District of Metropolitan Nashville- Davidson County, Tennessee and the Third Civil District of Rutherford County, LaVergne, Tennessee and described according to a survey made by Ragan-Smith Associates, Project No. 84-095, Work Order No. 2100, dated April 21, 1995 as follows:

Beginning at a point on the northeasterly margin of Bridgestone Parkway (80' public right of way), the southwest corner of Lot 2 on the revised Plat of Section 32, Interchange City Industrial Park as recorded in Plat Book 6900, Page 208, Register's Office for Davidson County, Tennessee, said point being located 382.40 feet from the south end of the southeast return curve at the intersection of J.P. Hennessy Boulevard and Bridgestone Parkway and being witnessed by an existing iron witness pin that bears North 37 degrees 29 minutes 27 seconds West 30.01 feet from said point; thence

1. With the south line of said Lot 2 and the center of Hurricane Creek North 76 degrees 46 minutes 13 seconds East a distance of 219.88 feet to the common corner of said Lot 2 and the southwest corner of Lot 2 of the Resubdivision of Charles D. Wilson Trustee Property as recorded in Plat Book 6200, Page 198, Register's Office for Davidson County, Tennessee, being witnessed by a set iron witness pin that bears North 5 degrees 20 minutes 22 seconds East, 26.82 feet from said point; thence

2. continuing with the center of Hurricane Creek and the south line of said Lot 2 North 82 degrees 39 minutes 37 seconds East a distance of 274.78 feet to the common corner of said Lot 2 and the southwest corner of Tract 204, Interchange City Associates as recorded in Book 6381, Page 227, Register's Office for Davidson County, Tennessee, and being witnessed by a set iron witness pin that bears North 3 degrees 04 minutes 31 seconds West 29.97 feet from said corner; thence

3. with the center of Hurricane Creek and the south line of said Tract 204, South 79 degrees 13 minutes 33 seconds East a distance of 190.67 feet to a point; thence

4. leaving Hurricane Creek, with the west line of Thompson & Green Machinery Co., Inc. as recorded in Book 408, Page 362, Register's Office for Rutherford County, Tennessee, South 9 degrees 43 minutes 30 seconds West passing an existing concrete witness monument at 35.00 feet, a total distance of 250.49 feet to an existing concrete monument; thence

5. continuing with the west line of Thompson and Green Machinery, South 54 degrees 41 minutes 40 seconds West a distance of 399.95 feet to an existing iron pin in the northeast margin of Bridgestone Parkway; thence

6. with the northeast margin of Bridgestone Parkway North 35 degrees 19 minutes 03 seconds West a distance of 420.47 feet to an existing concrete monument; thence

7. continuing with said margin along a 3859.72 foot radius curve to the left a distance of 105.41 feet, said curve having a chord bearing and distance of North 36 degrees 05 minutes 51 seconds West, 105.40 feet to the Point of Beginning and containing 4.746 acres, more or less as calculated by the above courses which were determined with the precision requirements of a Class "Urban" ALTA\ACSM Land Title Survey of 1992.

Being part of the same property conveyed to Interchange City Associates, Ltd., a Tennessee limited partnership, by deed from McDowell Development Corporation, a Tennessee corporation, of record in Book 6381, page 227, Register's Office for Davidson County, Tennessee and also being part of the same property conveyed of record in Book 337, page 509, Register's Office for Rutherford County, Tennessee.

EXHIBIT B

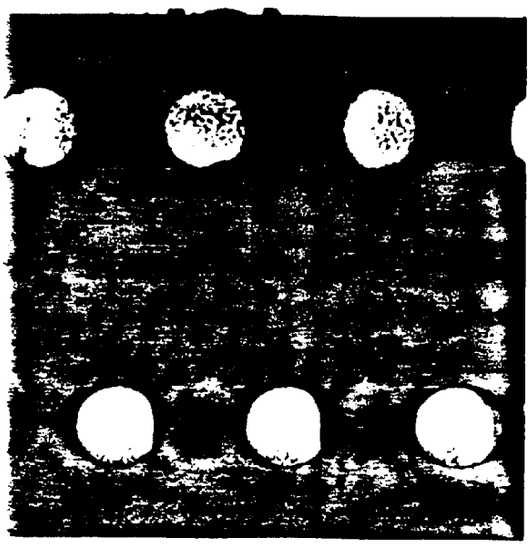
1. Real Estate taxes for 1995 and subsequent years.

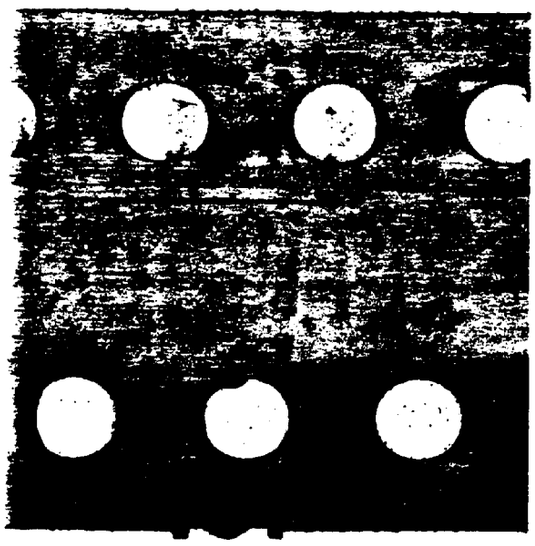
2. Restrictive covenants contained in instrument of record in Book 4673, page 508, Register's Office for Davidson County, Tennessee, and in Book 217, page 402, Register's Office for Rutherford County, Tennessee.

3. Subject to the rights of others in and to the bed and waters of Hurricane Creek crossing the premises as shown in survey.

4. All matters shown on the ALTA\ACSM Land Title Survey of Tract 203, Interchange City Industrial Park, dated April 28, 1995, last revised May 23, 1995, prepared by Jimmy W. Springer RLS Tenn. No. 825, Ragan-Smith Associates, Inc., Job No. 84-095 and Surveyor's Report dated April 20, 1995.

3865 07/24 0101 03CHECK 640.36





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9738 PG 188

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				168475.00
			CON TX	623.36
			PRFEE	1.00
			WDEED	16.00
			TOTAL	640.36
			CHECK	640.36

07/24/95 01 13:14 0001 3865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00815411
IDENTIF. & REFERENCE

95 JUL 24 PM 12:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 532943